



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving Final Map and Improvement Agreement for Winchester Woods, Tract No. 3564

MEETING DATE: January 18, 2006

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the final map and improvement agreement for Winchester Woods, Tract No. 3564.

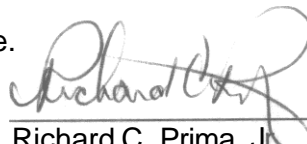
BACKGROUND INFORMATION: The subdivision is located on the west side of Winchester Drive, north of Harney Lane, as shown on Exhibit A. The development consists of eight single-family residential lots. The subdivision site was formerly a part of "The Vineyard" apartment complex.

Project improvements include the installation of water and wastewater services for each lot from existing mains in Winchester Drive, installation of residential driveways for each lot, and a thin asphalt concrete overlay over the entire width of Winchester Drive along the subdivision frontage to preserve the integrity of the street pavement after trenching.

The developers of the subdivision, Winchester Woods LLC and Asta Construction Co., Inc., have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees (\$8,126.56) for the proposed subdivision. The Development Impact Mitigation Fees (\$39,799.94) will be paid prior to Council acceptance of the public improvements. Payment has been guaranteed as part of the faithful performance improvement security for the project in conformance with LMC §15.64.040.

FISCAL IMPACT: There will be a slight increase in long-term maintenance costs for public infrastructure, such as streets, water, wastewater and storm drain facilities, and City services, such as police and fire. Expected increases in park maintenance costs will be funded through the Lodi Consolidated Landscape and Maintenance District 2003-1.

FUNDING AVAILABLE: Not applicable.


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachment
cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Baumbach & Piazza
Winchester Woods LLC
Asta Construction Co., Inc.

APPROVED: 
Blair King, City Manager

RESOLUTION NO. 2006-13

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE FINAL MAP AND IMPROVEMENT
AGREEMENT FOR WINCHESTER WOODS,
TRACT NO. 3564

WHEREAS, this subdivision consists of eight single-family residential lots located on the west side of Winchester Drive, north of Harney Lane: and

WHEREAS, the project improvements include the installation of water and wastewater services for each lot from existing mains in Winchester Drive, installation of residential driveways for each lot, and a thin asphalt concrete overlay over the entire width of Winchester Drive along the subdivision frontage to preserve the integrity of the street pavement after trenching.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Final Map and Improvement Agreement for Winchester Woods, Tract No. 3564, located on the west side of Winchester Drive, north of Harney Lane as shown on Exhibit A attached: and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Final Map and Improvement Agreement on behalf of the City of Lodi.

Dated: January 18, 2006

I hereby certify that Resolution No. 2006-13 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 18, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

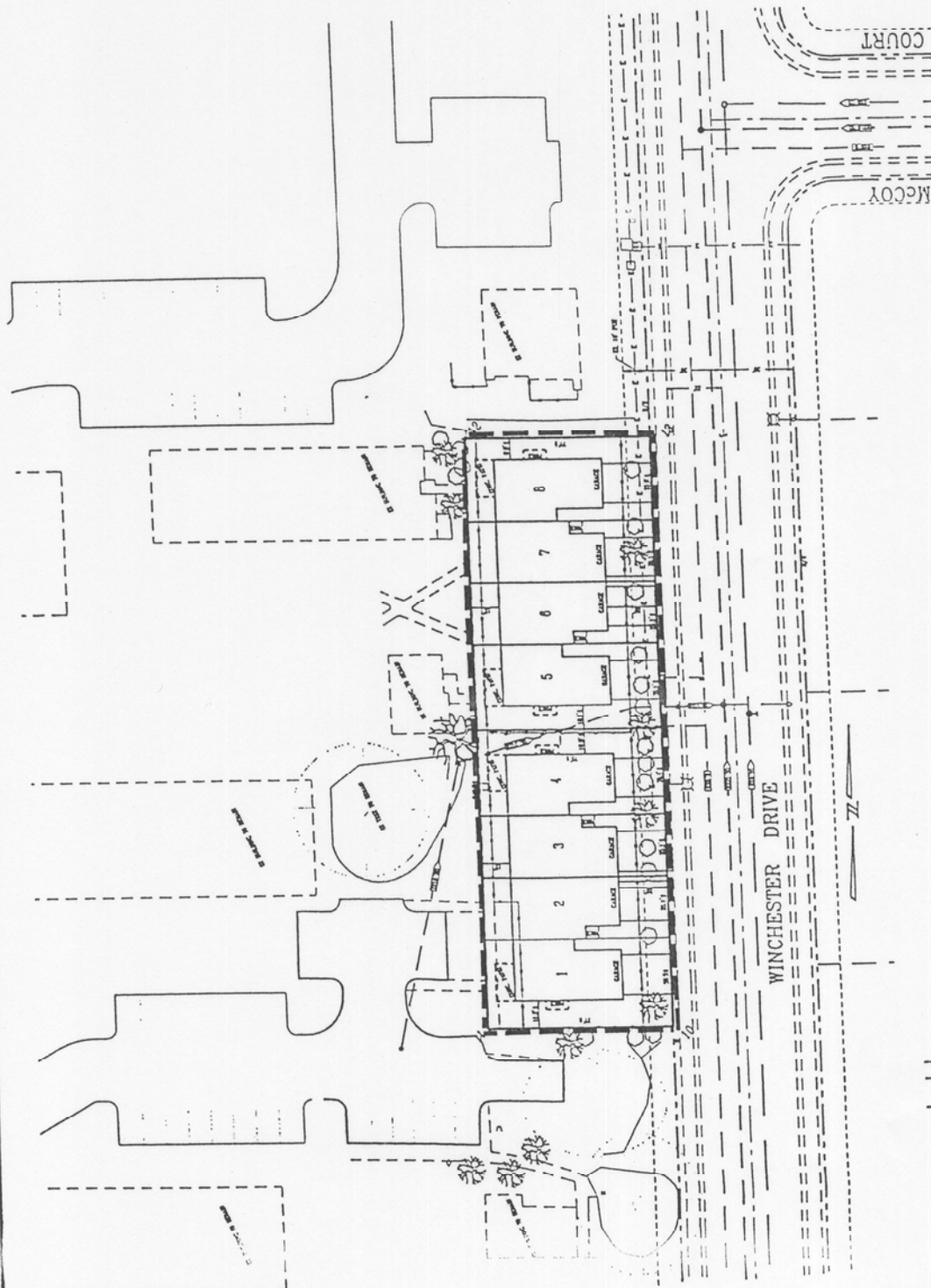

SUSAN J. BLACKSTON
City Clerk



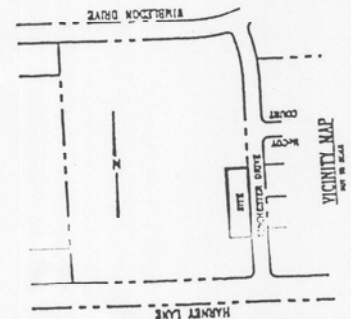
CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



WINCHESTER WOODS



CITY COUNCIL

SUSAN HITCHCOCK,
Mayor

BOB JOHNSON,
Mayor Pro Tempore

JOHNBECKMAN

LARRY O. HANSEN

JOANNE MOUNCE

CITY OF LODI



BLAIR KING,
City Manager

SUSAN J. BLACKSTON
City Clerk

O. STEPHEN SCHWABAUER,
City Attorney

RICHARD C. PRIMA, JR.
Public Works Director

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

TELEPHONE (209) 333-6706 / FAX (209) 333-6710

EMAIL pwdept@lodi.gov

<http://www.lodi.gov>

January 12, 2006

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

Winchester Woods, LLC
c/o Wayne Craig
2424 Cochran Road, No. 1
Lodi, CA 95242

Asta Construction Company, Inc
P.O. Box 758
Rio Vista, CA 94571

SUBJECT: Adopt Resolution Approving Final Map and Improvement Agreement for
Winchester Woods, Tract No. 3564

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, January 18, 2006. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. **Be** sure to allow time for the
mail. Or, you may hand-deliver the letter to City ~~hall~~, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch,
Senior Civil Engineer, at (209) 333-6800, extension 2659.

P. Farria

for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk